








Report of: Business Manager, Financial and Asset Management

To: Executive Board

Date: 16 April 2007

Item No:

Title of Report : **OPTIONS FOR HRA PREMISES IN IFFLEY ROAD**

	<u>Summary and Recommendations</u>
 Purpose of report:	To outline the options and recommendations for premises in Iffley Road providing 1 st stage accommodation for the homeless.
 Key decision:	Yes.
Portfolio Holder:	Councillor Patrick Murray
Scrutiny Responsibility:	Housing.
 Ward(s) affected:	ALL
Report Approved by:	Councillor Patrick Murray (Improving Housing) Jeremy King (Legal and Democratic Services) Sarah Fogden (Finance & Asset Management) Penny Gardner (Finance & Asset Management) Michael Lawrence (Housing, Health & Community)
 Policy Framework:	To meet Decent Homes Target by 31st December 2010.
Recommendations:	Subject to the recommendations of the Strategic Director, Housing Health and Community (having received advice from the Housing Advisory Board):- 1. That the HRA property be sold on the open market as soon as full vacant possession has been achieved and the proceeds be allocated to meeting the Decent Homes Target. 2. That a further report be made in accordance with Contract Regulation 9.05 prior to disposal.
	
	

Background

1. This substantial semi-detached property is situated on Iffley Road and is arranged over three storeys with a basement boiler room. The two upper floors are sub-divided into four single room units. The self-contained ground floor flat comprises two large bedrooms, kitchen/lounge, bath/WC and separate WC. The garden extends 30 metres to the rear, and there is off-street parking for two cars at the front.
2. The property was refurbished and redecorated 18 months ago and is in generally good condition throughout.
3. The property has been used to provide 1st Stage accommodation for the homeless. There are currently only two occupants, and full vacant possession could be achieved quite quickly.
4. The full Council has previously accepted a recommendation from the Executive Board (on 7th February 2006) to authorise the Housing Services Business Manager to end the use of such properties as temporary accommodation, and that the properties be disposed of in such a way as to maximise receipts.
5. The property is considered to be too big to retain as part of the core housing stock. Four similar neighbouring properties (numbers 188, 190, 244 and 246 Iffley Road) have all been sold in the past 12 months.
6. Community Housing have cleared the property for disposal.

Options

7. Either to sell the property on the open market with the proceeds going to meet the Decent Homes programme.
8. Or to retain the property as part of the permanent Council housing stock. However, the capital costs of conversion (either into self-contained flats or for single household occupation) have been estimated at £80,000 (excluding VAT), which would require Social Housing Grant funding. Redeveloping this property to add to the social housing stock would produce additional unit(s), but at the expense of a substantial capital receipt, and difficulties in terms of planning and financial viability.

Financial Implications

9. Details of the valuation advice received are given in the Appendix to this report.

Legal Implications

10. The Council has the power to sell land under Section 123 of the Local Government Act 1972.
11. Under the provisions of the Constitution, the Executive Board is required to consider proposals for disposal where these exceed a consideration of £50,000. When a prospective sale has been agreed, a further report will be submitted confirming the proposed disposal terms.
12. As the property is classed as HRA land, provided the Council sells with vacant possession to an individual or social landlord at full market value, the consent of the Secretary of State will not be required as the proposed disposal would be covered by Section A of the General Consents in Section 32 of the Housing Act 1985.

Recommendations

13. That the property be sold on the open market as soon as full vacant possession has been obtained, and the proceeds be allocated to meeting the Decent Home target.
14. That a further report be made in accordance with Contract Regulation 9.05 prior to disposal.

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Background papers: None.

